

(Published in the Topeka Metro News November 16, 2020 and November 23, 2020.)

RESOLUTION NO. 9199

1
2
3 A RESOLUTION introduced by City Manager Brent Trout, setting the public
4 hearing to consider the advisability of establishing a
5 Community Improvement District (CID) for the Downtown
6 Ramada Hotel and Convention Center, pursuant to K.S.A. 12-
7 6a26 et seq.

8
9 WHEREAS, K.S.A. 12-6a26 *et seq.*, as amended establishes the Community
10 Improvement District Act (the “Act”) for economic development and any other purpose for
11 which public money may be expended; and

12 WHEREAS, cities are authorized to create a community improvement district (“CID”)
13 to assist with the financing of eligible projects provided cities comply with the procedures
14 set forth in the Act; and

15 WHEREAS, the City has received a petition from the owner of record of One
16 Hundred Percent (100%) of the land within the proposed CID generally described as the
17 Downtown Ramada Hotel & Convention Center; and

18 WHEREAS, in order to assist in the redevelopment of this area, the City desires to
19 consider the establishment of a CID as requested by Petitioners and in accordance with
20 the Act; and

21 WHEREAS, K.S.A. 12-6a29 provides that any city proposing to establish a CID
22 must adopt a resolution stating that the city is considering the establishment of a CID and
23 include in such resolution notice that a public hearing will be held to consider the
24 advisability of establishing the CID.

25 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY that a public
26 hearing shall be held to consider the advisability of establishing a Community Improvement
27 District in the City Council Chambers of City Hall, 214 SE 8th Street, on December 1, 2020
28 at 6:00 p.m.

29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Governing Body shall meet for the purpose of holding a public hearing in the City Council Chambers of City Hall, 214 E. 8th Street, at 6:00 p.m. on December 1, 2020, to consider the advisability of establishing a Community Improvement District ("CID"), more specifically described as follows:

A. GENERAL NATURE OF THE PROPOSED CID PROJECT:

The general nature of the proposed CID Project involves infrastructure improvements to the Ramada Hotel & Convention Center that include:

- Upgrading fire sprinkler systems;
- Modernizing three elevator controls;
- Replacing existing windows in 124 hotel sleeping rooms with seal-tight windows that do not open;
- Replacing perimeter windows on the third floor;
- Tuckpointing certain areas of brick on the exterior of the building;
- Adding a more energy efficient cooling tower;
- Asphalt overlay of parking lots;
- Converting 50 additional hotel rooms into apartments;
- Painting the 12-story tower building; and
- Replacing tower building windows.

B. ESTIMATED COSTS OF THE PROPOSED CID PROJECT:

\$4,198,795.00

C. PROPOSED METHOD OF FINANCING THE PROPOSED CID PROJECT:

The proposed method of financing the proposed CID Project is through owner equity and commercial financing, using CID sales tax funds as a source of funding for payments on a Pay-as-You-Go basis.

69 D. PROPOSED AMOUNT OF CID SALES TAX:

70
71 Two Percent (2.0%).

72
73 E. MAP OF THE PROPOSED CID DISTRICT.

74
75 The map of the proposed district is contained in **Exhibit A**, which is attached
76 hereto and incorporated herein by reference.

77
78 F. LEGAL DESCRIPTION OF THE PROPOSED CID DISTRICT:

79
80 A legal description of the proposed district is contained in **Exhibit B**, which is
81 attached hereto and incorporated herein by reference.

82
83 The hearing may be adjourned from time to time and until the Governing Body shall
84 have made findings by resolution as to the advisability of establishing a Community
85 Improvement District and levying a Two Percent (2.0%) sales tax within the District. All
86 persons desiring to be heard with reference to the creation of the District shall be heard
87 at this hearing.

88 Upon adoption of this Resolution, the City Clerk shall mail a copy, by certified mail,
89 return receipt requested, to each owner within the proposed District at least ten (10) days
90 prior to the date of the public hearing. The City Clerk shall publish this resolution at least
91 once each week for two consecutive weeks in the official city newspaper with the second
92 publication occurring at least seven (7) days prior to the date fixed for the public hearing.

93 ADOPTED and APPROVED by the Governing Body on November 10, 2020.

94
95 CITY OF TOPEKA, KANSAS

96
97
98
99
100 _____
Michelle De La Isla, Mayor

101 ATTEST:
102
103
104 _____
105 Brenda Younger, City Clerk

EXHIBIT A

**Downtown Ramada Inn
Community Improvement District Boundary Map**



EXHIBIT B
Legal Description of the Boundaries of the Proposed District

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block Y, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block U, together with all that portion of vacated Fifth Street bounded on the North by the South line of Block U, on the East by the West line of Jefferson Street, extended on the South by the North line of Block Y, and on the West by the East line of Madison Street extended, all in Keyway Subdivision in the City of Topeka, Shawnee County, Kansas.